

**BUFFALO RANCH**  
**11,002.10 acres**  
**Burleson County, Texas**

**Marketing**

All information is deemed reliable, but not guaranteed



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# Salient Facts

- Buffalo Ranch is located along the northeast and southwest sides of FM 50, generally a north/south road, approximately three miles southeast of FM 60, approximately 11 miles southwest of College Station, and approximately 17 miles east of Caldwell in unincorporated Burleson County, Texas.
- The site is divided into two tracts by FM 50, the southwest tract has 6,104 acres and the northeast tract has 4,898.1 acres.
- The property is currently under a long-term lease with the ***Texas Department of Criminal Justice (“TDCJ”)*** for field crop farming and grazing through August 31, 2033 with one ten (10) year renewal.
- Potable water service is provided by on-site water wells. Wastewater disposal is handled by individual on-site septic systems. Electricity is provided by BTU Electric, Bryan, Texas.
- The site’s irrigated crop land is predominately watered by 19 center pivot irrigation systems and the improved and native upland pasture land is divided into 29 pastures, encompassing approximately 3,600 acres, which is being used as a cow/calf operation.
- The irrigated land has been historically used for cotton and grain production. The TDCJ has been producing a mix of commodities on the farm including corn, grain, sorghum, cotton, hay and vegetables.
- Producing oil wells on site; seller retains all oil, gas and other minerals, all gas thermal resources and all water, water rights and water development rights in, on, under, or associated with the property.

# Texas Department of Criminal Justice Lease Highlights

- Lessee: Texas Department of Criminal Justice
- Term: September 1, 2003 – August 31, 2033 with one ten (10) year renewal option which would terminate on August 31, 2043, if exercised.
- Use of Premises: Field crops and grazing and no other purpose.
- Consideration:
  - \$846,071 from September 1, 2015 – August 31, 2021
  - \$896,835 from September 1, 2021 – August 31, 2027
  - \$950,645 from September 1, 2027 – August 31, 2033If 10-year renewal option is exercised then:
  - \$1,007,684 from September 1, 2033 – August 31, 2039
  - \$1,068,145 from September 1, 2039 – August 31, 2043
- Lessee pays all utility charges such as electricity, heat, water gas and telephone, and the like used on and about the leased premises.
- Lessee is specifically prohibited from modifying the premises in any other manner, and from using or allowing the use by others of the leased premises for any other purpose.
- Lessee required to properly maintain the premises and all existing improvements, replacements and all improvements placed or constructed on the leased premises in good order and condition, ordinary wear and tear excepted.
- Lessee is not entitled to any offset or abatement in rent or to any termination or extension of the lease term as a result of deprivation or limitation of use of the improvements from any casualty, or by any repairs or replacements caused by this section.
- Lessee may not assign or sublease the premises, in whole or in part, to any third party for any purposes without prior written consent of Lessor.
- Lessee is permitted to use water located on the leased premises to the extent and in an amount ordinarily and reasonably necessary for the purpose of watering Lessee's livestock and/or crops and domestic use.



# Buffalo Ranch Marketing

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